

Letter of Intent

The owners, Dave and Kim Fowler, propose to construct a workshop of approximately 245 GSF in the rear yard of their existing single family lot located at 2802 Willard Avenue. The purpose is for Dave to have a space to work on various woodworking projects and building fishing rods. A space large enough to work with full sheets of plywood and longer boards is desired by the owners. The workshop is not intended to be used for commercial purposes.

The project would require a Conditional Use permit because it would exceed the maximum allowed building square footage for accessory buildings by about 145 SF. The existing lot is 5,400SF, thereby allowing 540 SF (10%) for accessory buildings. The existing small 2-car garage is 20' x 22' for a total of 440 SF. That would allow an additional 100 SF to be added to reach the 540 SF maximum allowed. The new workshop is proposed to be 245 SF, so an additional 145 SF would be required by conditional use.

Unfortunately, the existing garage is too small to allow for a workshop and still park the existing 2 cars.

Adding on to the existing garage is not feasible because it is slab-on-grade construction with no frost walls.

Several options to build up and provide the workshop on a second level were considered. These were rejected by the owners as impractical to use as they age, and very disruptive and costly to build. Hence, the owners would like to construct a single story workshop at ground level behind their existing garage.

The building cannot be located nearer the rear lot line because of an existing 10' easement previously granted to the next door neighbor.

The proposed building would be long and narrow, taking minimal space to allow work with longer pieces.

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